

901 Monroe Street NE

Celebrating Brookland's Past, Present and Future



MONROE STREET ELEVATION

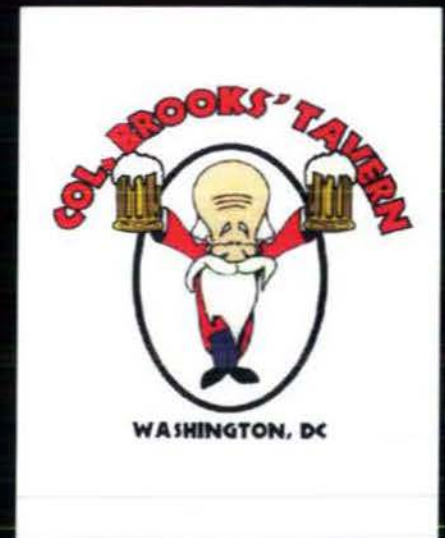
Proposed Plan Unit Development

19 JANUARY 2012

ZONING COMMISSION
District of Columbia
CASE NO. 10-28
EXHIBIT NO. 260A1

THE TEAM

901 Monroe Street is a project by Brooklanders for Brooklanders



901 Monroe Street is a project that sets the highest standard for architectural excellence in Brookland's future development

ESOCOFF & ASSOCIATES | architects

901 Monroe Street NE

WE HEARD FROM THE COMMUNITY...

Year	# Meeting Participants / Description	Date	Host(s) / Location	Address
2009	1 Meeting with local community and community leaders	11/16/09		
	2 10th Street neighbors and Council Member Harry Thomas	11/23/09	DC Television - Brooks Mansion	901 Newton St NE
	3 10th Street neighbors and Council Member Harry Thomas' Staff	12/15/09	DC Television - Brooks Mansion	901 Newton St NE
	4 Meeting with local community and community leaders	12/16/09	Colonel Brooks' Tavern	901 Monroe St NE
2010	5 Brookland Neighborhood Civic Association Presentation	01/13/10	Turkey Thicket Recreation Center	1100 Michigan Ave NE
	6 SA07 SMD Presentation	01/20/10	Guildfield Baptist Church	1023 Otis St NE
	7 Meeting with local community leaders	11/12/10		
	8 SA07 SMD Meeting	11/20/10	Guildfield Baptist Church	1023 Otis St NE
	9 Meetings with local community leaders	12/09/10		
	10 Meetings with local community leaders	12/10/10		
2011	11 Meetings with local community leaders	12/17/10		
	12 Small group house meeting with interested neighborhood residents	01/12/11		
	13 Small group house meeting with interested neighborhood residents	01/13/11		
	14 Small group house meeting with interested neighborhood residents	01/27/11		
	15 Small group house meeting with interested neighborhood residents	02/07/11		
	16 Small group house meeting with interested neighborhood residents	02/10/11		
	17 Small group house meeting with interested neighborhood residents	02/11/11		
	18 Community-wide presentation hosted by the Development Team	02/16/11	Margot Hall - St. Anthony's Church	1029 Monroe St NE
	19 ANC 5A Economic Development Committee	03/22/11		
	20 Greater Brookland Business Association	06/22/11	Guildfield Baptist Church	1023 Otis St NE
	21 Community-wide presentation hosted by the Development Team	06/29/11	Margot Hall - St. Anthony's Church	1029 Monroe St NE
	22 Small group house meeting with interested neighborhood residents	08/16/11	Candy Miles-Crocker & Cyril Crocker	1224 Lawrence St NE
	23 Small group house meeting with interested neighborhood residents	08/18/11	Candy Miles-Crocker & Cyril Crocker	1224 Lawrence St NE
	24 Small group house meeting with interested neighborhood residents	08/23/11	Candy Miles-Crocker & Cyril Crocker	1224 Lawrence St NE
	25 Community-wide presentation hosted by the Development Team	08/25/11	Colonel Brooks' Tavern	901 Monroe St NE
	26 Small group house meeting with interested neighborhood residents	08/29/11	Candy Miles-Crocker & Cyril Crocker	1224 Lawrence St NE
	27 Small group house meeting with interested neighborhood residents	09/13/11	Julie Ortega & Joe Sheehan	1240 Lawrence St NE
	28 Small group house meeting with interested neighborhood residents	09/15/11	Anna Greenberg & John Delicath	1233 Lawrence St NE
	29 Small group house meeting with interested neighborhood residents	09/17/11	Debee Yamamoto & Alex Nyhan	1322 Newton St NE
	30 Small group house meeting with interested neighborhood residents	09/20/11	Rhiannon & Derek Swanson	1020 Irving St NE
	31 Small group house meeting with interested neighborhood residents	09/27/11	Mary Hodges & Tim Flanagan	1754 Jackson St NE
	32 Small group house meeting with interested neighborhood residents	10/29/11	Debee Yamamoto & Alex Nyhan	1322 Newton St NE
	33 ANC 5A Commissioners of the Whole Presentation	11/07/11	ANC 5A - Demountable	1322 Irving St NE
	34 Community-wide discussion on amenities hosted by the Development Team	12/06/11	Margot Hall - St. Anthony's Church	1029 Monroe St NE
	35 Meeting to discuss Construction Management Agreement	12/17/11	Colonel Brooks' Tavern	901 Monroe St NE

WE LISTENED AND RESPONDED...

Actions Resulting from Community Engagement

- **Improve the pedestrian experience along Monroe Street**
 - *Committed to undergrounding utility lines along Monroe Street and including a 15+ foot setback to allow for planting strips, a full size tree canopy, generous sidewalks, as well as space for outdoor cafés.*
- **Improve security and public safety**
 - *Committed to installing security cameras along building perimeter and making footage available to the Metropolitan Police Department*
- **Improve green space & recreational options for children**
 - *Targeted a donation to Turkey Thicket Recreation Center specifically for a Tot Lot Play Area to serve children between 2-6 years old*

WE LISTENED AND RESPONDED...

Actions Resulting from Community Engagement

- Incorporate neighborhood-serving retail
 - *Engaged Brookland residents through a retail survey*
- Address vehicle loading and trash removal
 - *Enclosed vehicle loading and trash service within the building*
 - *Developed one-way delivery and loading traffic flow to keep delivery vehicles from entering adjacent residential areas*
- Improve the condition of the existing alley & sidewalks
 - *Committed to rebuilding and re-grading the public alley behind the 10th Street row houses – reserving it solely for the use of the neighbors*
 - *Committed to rebuilding the sidewalks and planting strips around the entire city block*

WE LISTENED AND RESPONDED...

Actions Resulting from Community Engagement

- **Massing and Density**
 - FAR Reduction: The 901 Monroe team has reduced the Floor Area Ratio from 3.71 to 3.31 and has provided significant setbacks adjacent to the 10th Street row homes and along Lawrence Street.
 - Massing and Articulation: Significant revisions to the massing and articulation of the project to create a more harmonious transition to adjacent homes on 10th Street and Lawrence Street.

ARCHITECTURAL DESIGN

Phil Esocoff, FAIA
Esocoff & Associates

901 Monroe Street NE



AERIAL SITE PHOTOGRAPH

901 Monroe Street NE

C. U. A.

MICHIGAN AVENUE

BROOKLAND-GUA METRO

NEWTON STREET

1

2

3

4

12

11

MONROE STREET

10

SITE

9TH STREET

10TH STREET

8

5

12TH STREET

6

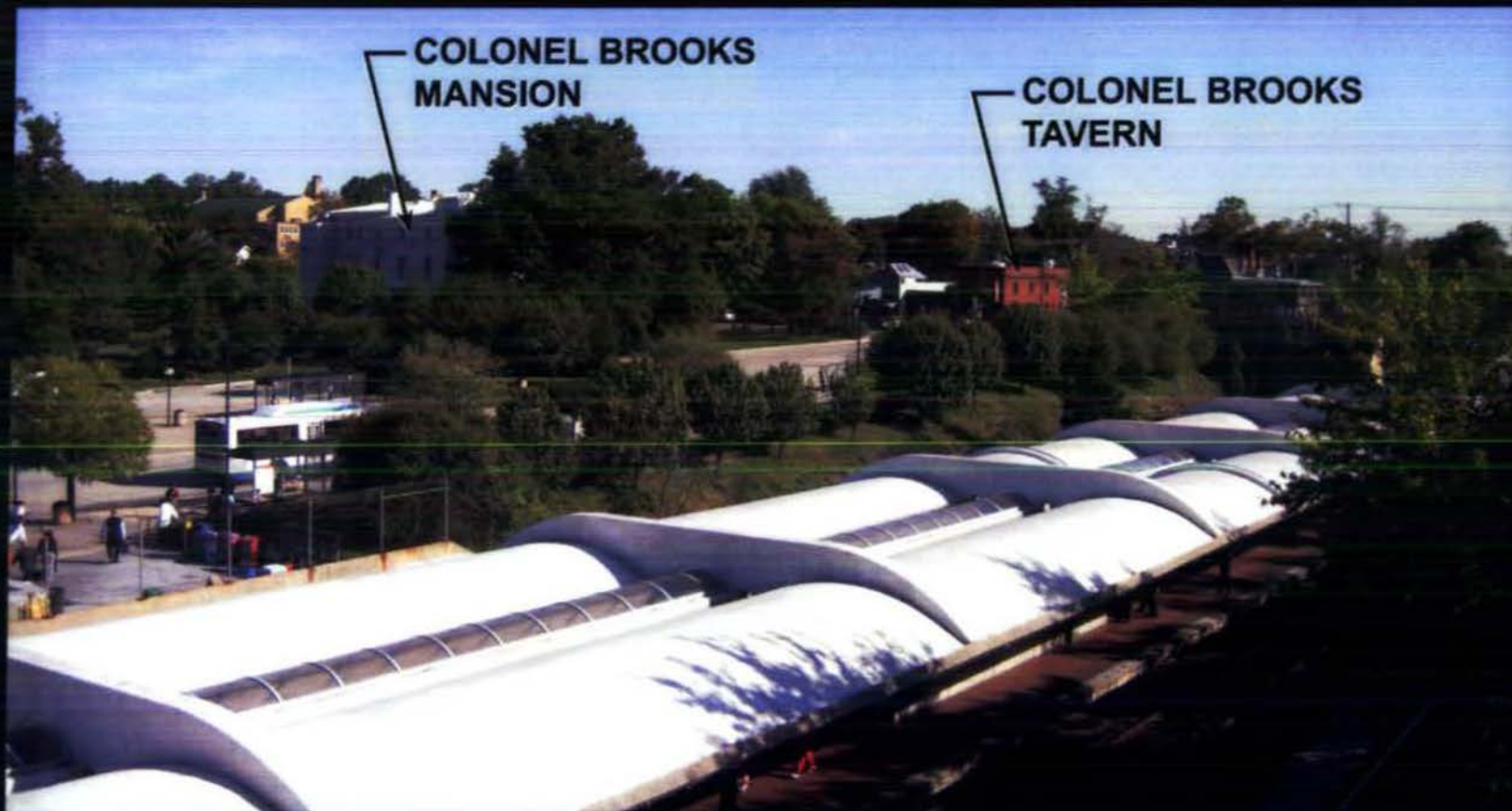
LAWRENCE STREET

7

9

AERIAL SITE PHOTOGRAPH

901 Monroe Street NE



1 - BROOKLAND-CUA METRO STATION

901 Monroe Street NE



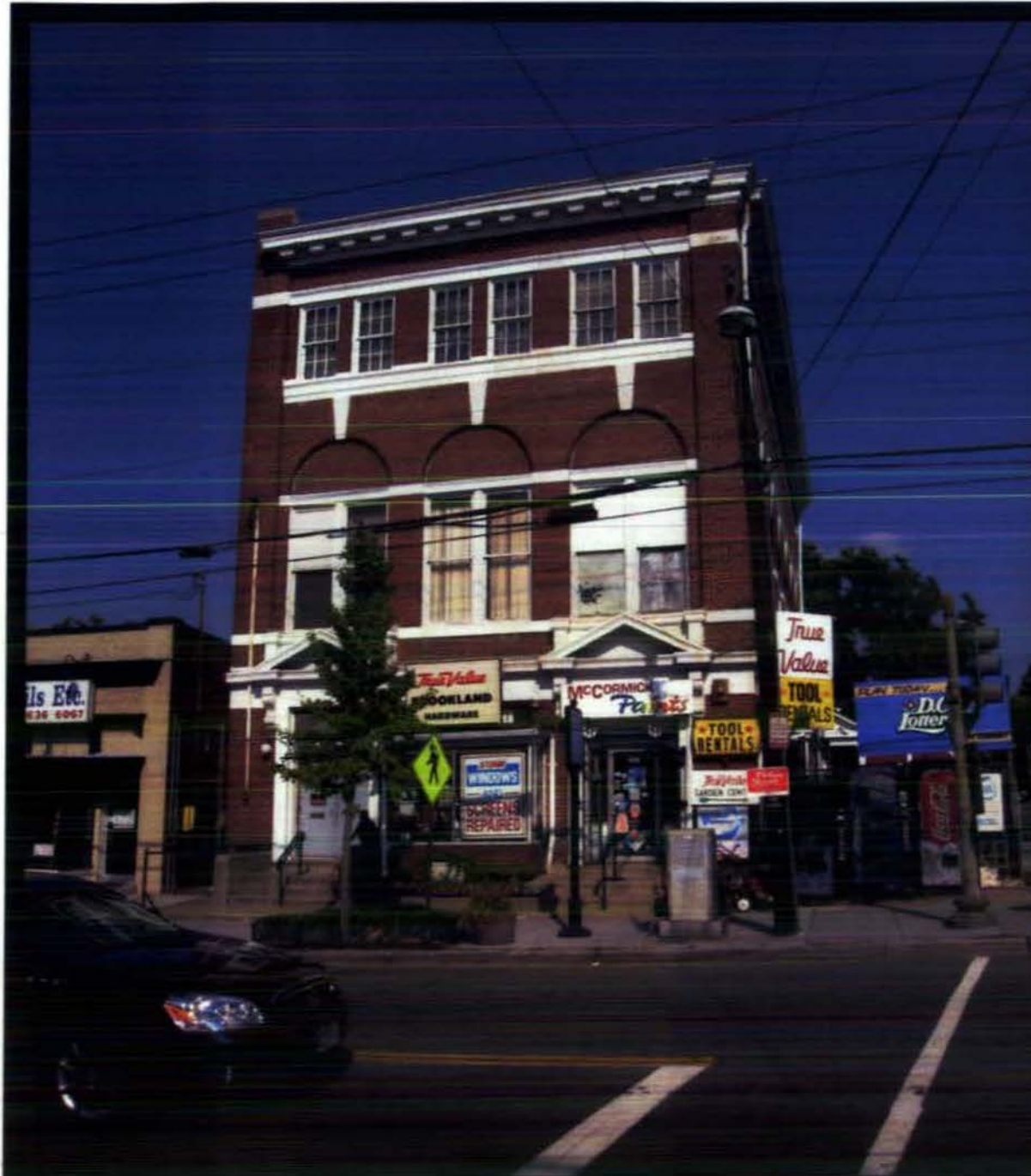
2 - COLONEL BROOKS MANSION

901 Monroe Street NE



3 - DETACHED SINGLE FAMILY HOUSES TO NORTHEAST

901 Monroe Street NE



4 - 12TH STREET RETAIL

901 Monroe Street NE



5 - ST. ANTHONY'S CATHOLIC CHURCH COMPLEX

901 Monroe Street NE



6 - LUKE C. MOORE ACADEMY

901 Monroe Street NE



7 - INSTITUTIONAL BUILDING

901 Monroe Street NE



8 - SIX ROWHOUSES TO REMAIN ON SUBJECT BLOCK

901 Monroe Street NE



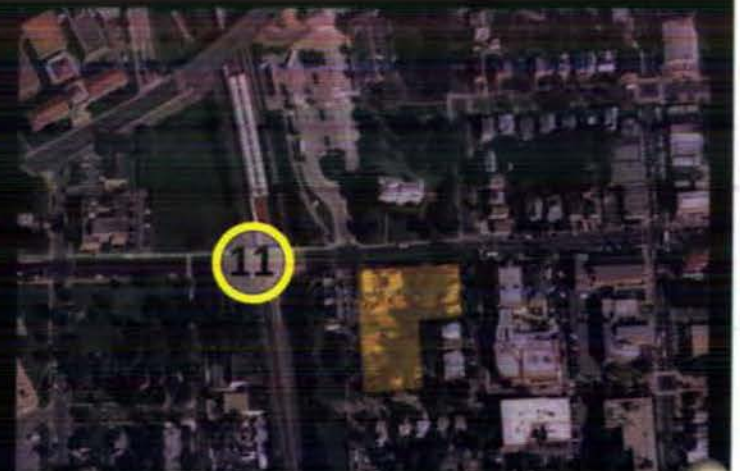
8 - SIX ROWHOUSES TO REMAIN ON SUBJECT BLOCK

901 Monroe Street NE



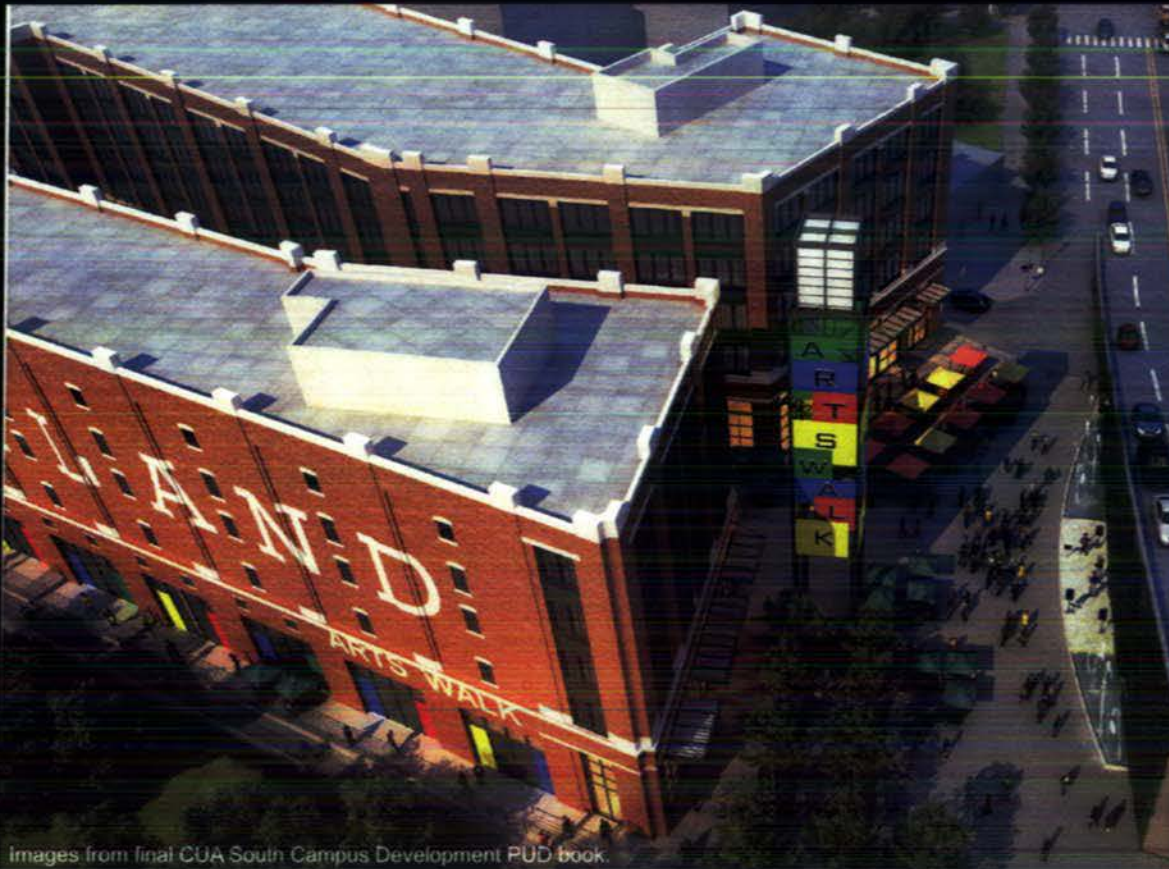
10 - PREDOMINANTLY COMMERCIAL ROWHOUSES TO WEST

901 Monroe Street NE



11 - MONROE STREET HUMP BACK BRIDGE OVER TRACKS

901 Monroe Street NE



Images from final CUA South Campus Development PUD book.



12 - APPROVED CUA SOUTH CAMPUS REDEVELOPMENT

901 Monroe Street NE



EXISTING MONROE STREET SIDEWALK

901 Monroe Street NE



EXISTING MONROE STREET SIDEWALK

901 Monroe Street NE



EXISTING 9TH STREET SIDEWALK

901 Monroe Street NE



EXISTING LAWRENCE STREET SIDEWALK

901 Monroe Street NE

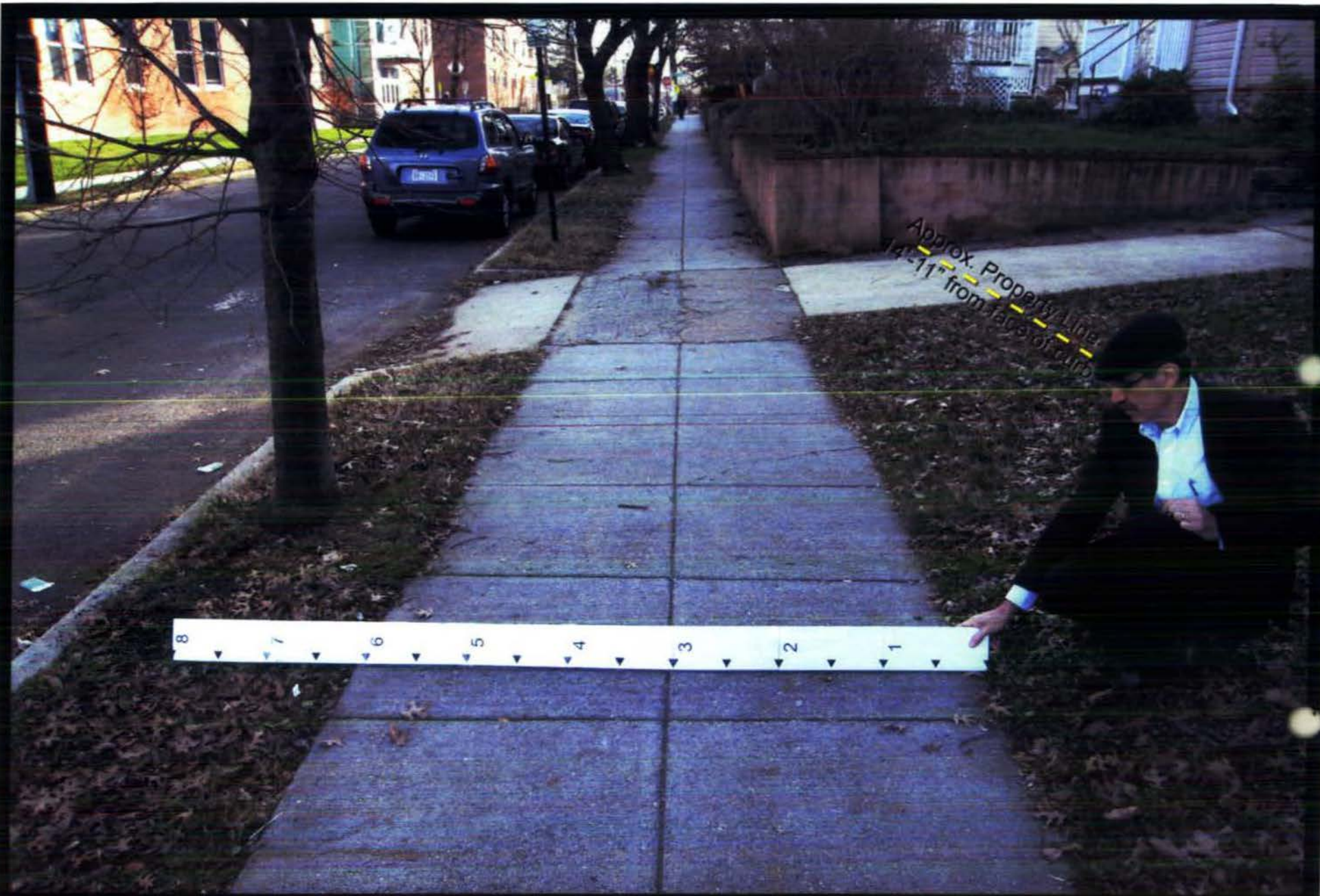


Approx. Face of Building
16'-0" from property line

Approx. Property Line

EXISTING ALLEY

901 Monroe Street NE



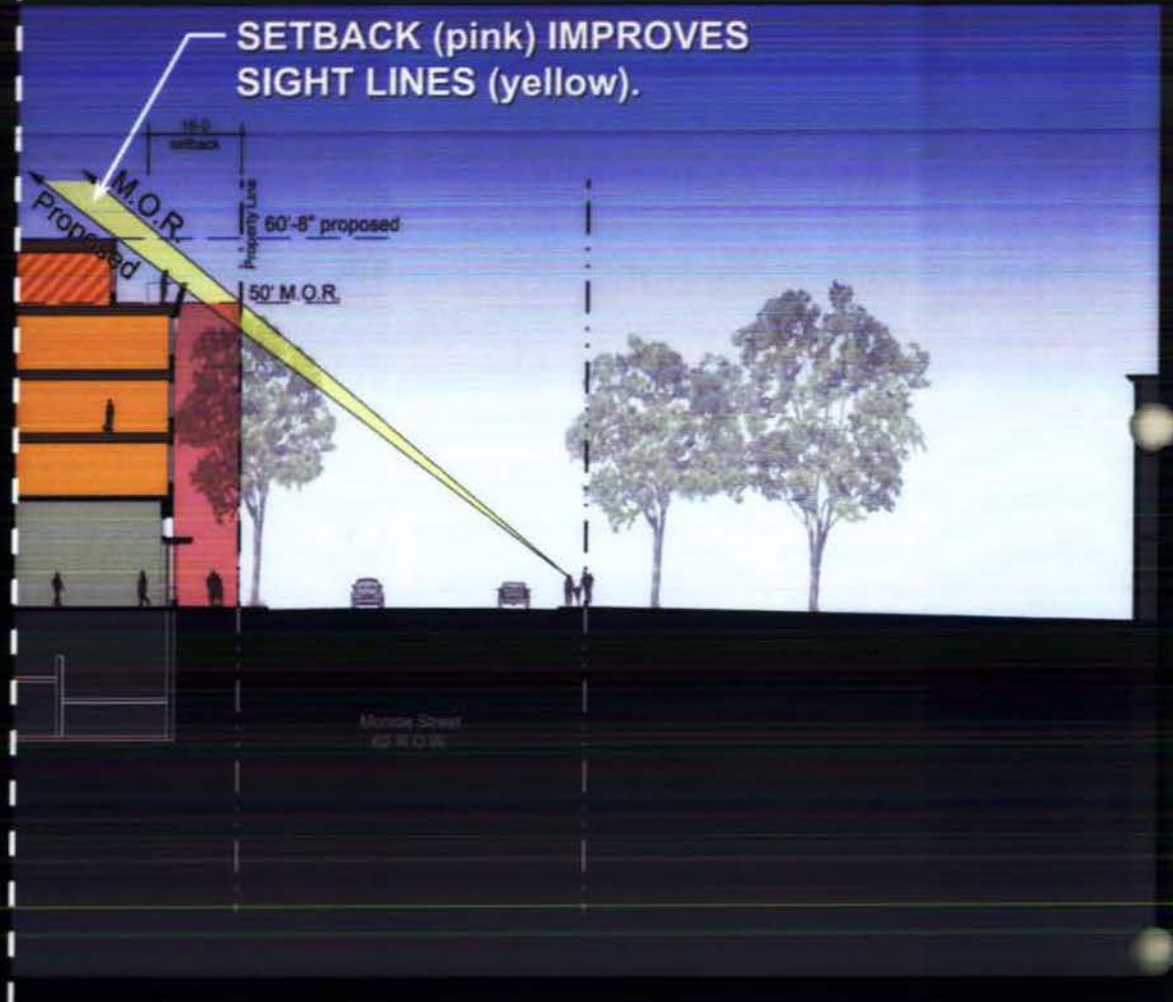
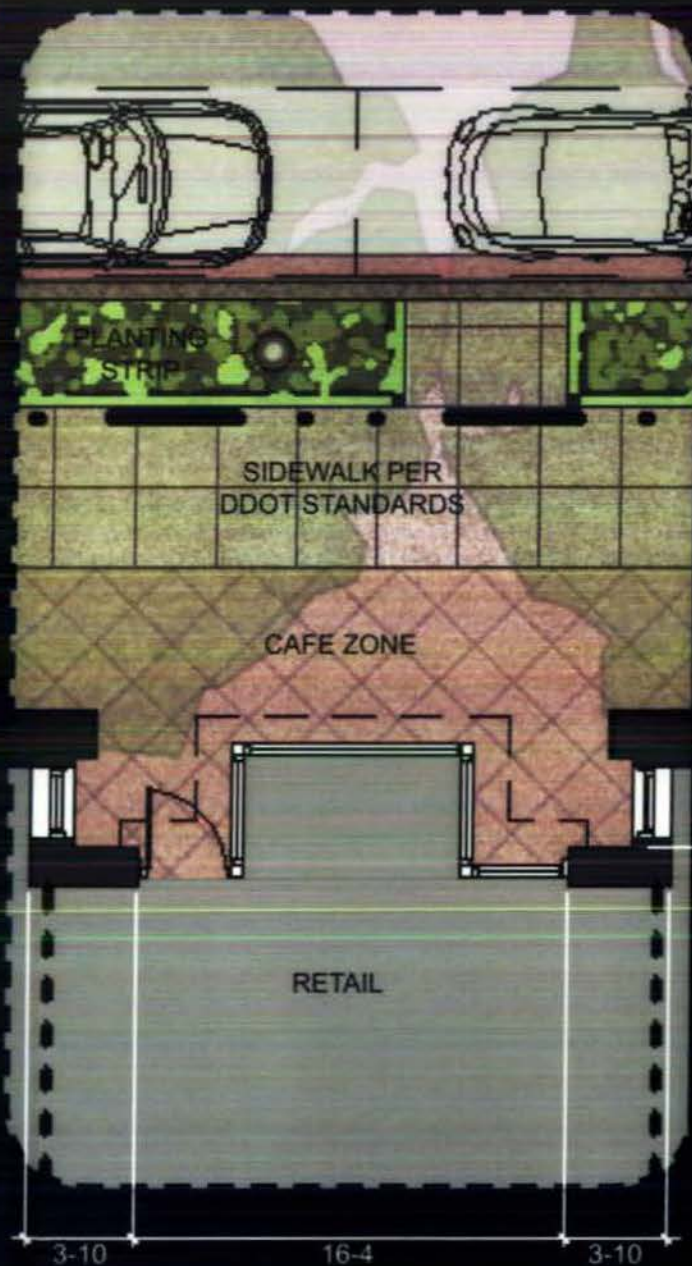
Approx. Property Line
14'-11" from face of curb

EXISTING 10TH STREET SIDEWALK

901 Monroe Street NE



BUILDING BENEFITS



MONROE STREET ENLARGED PLAN AND SECTION

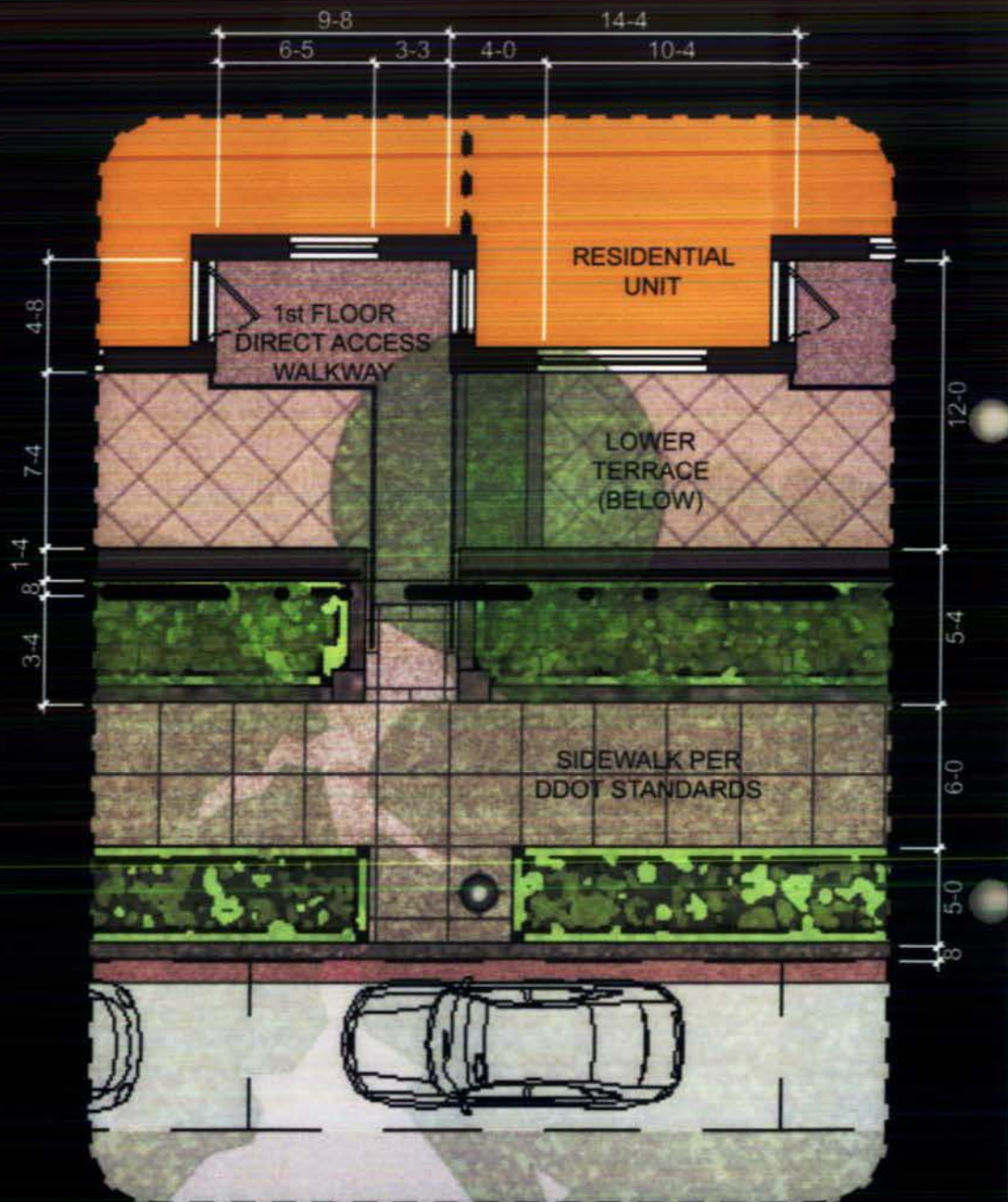
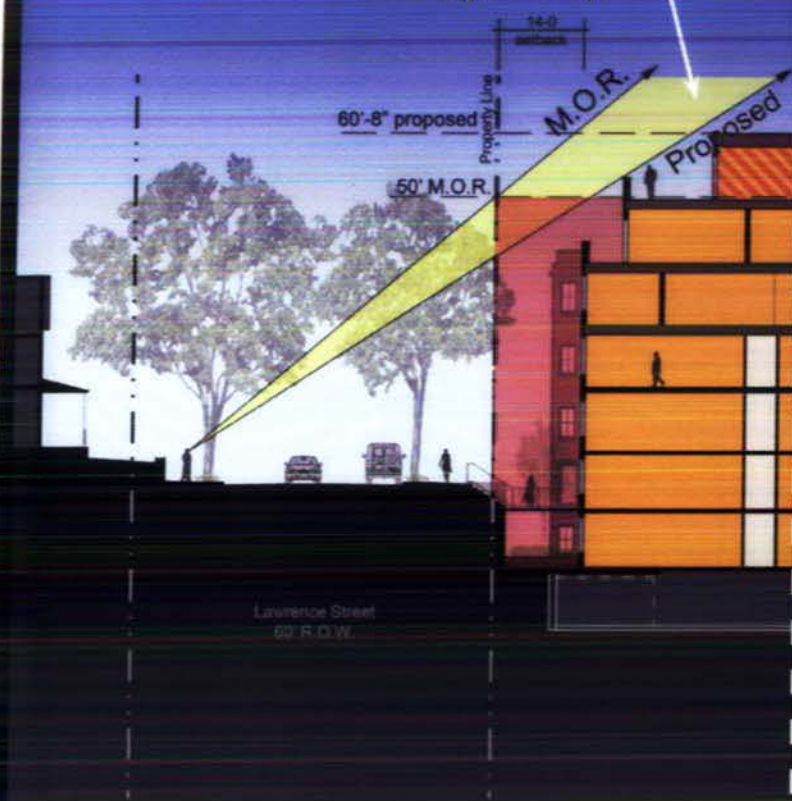
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ENLARGED SITE PLAN - SOUTH

901 Monroe Street NE

SETBACK (pink) IMPROVES
SIGHT LINES (yellow).



- RESIDENTIAL
- AMENITY
- RETAIL
- CIRCULATION
- CORE

LAWRENCE STREET ENLARGED PLAN AND SECTION

901 Monroe Street NE



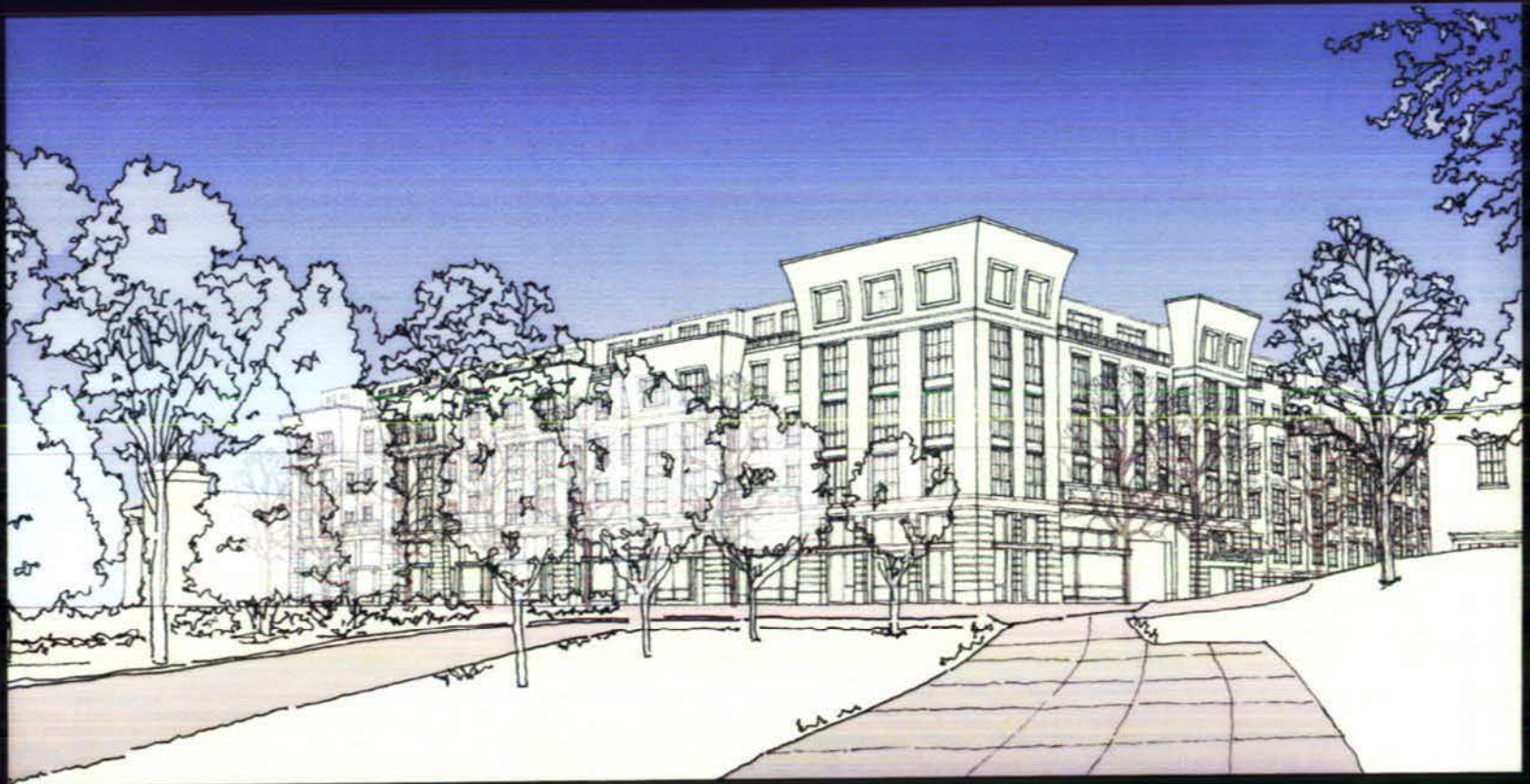
ROOF / COURTYARD PLAN

901 Monroe Street NE



EXISTING VIEW APPROACHING FROM METRO

901 Monroe Street NE



PERSPECTIVE SKETCH VIEW APPROACHING FROM METRO

901 Monroe Street NE



PERSPECTIVE RENDERING VIEW APPROACHING FROM METRO

901 Monroe Street NE



EXISTING VIEW CORNER OF 9TH & LAWRENCE

901 Monroe Street NE